

Franklin Manufacturing Co.:
Waverley Mill
Van Houten and Mill Streets
Paterson, New Jersey
Passaic County

HAER No. NJ-7

HAER
NJ,
16-PAT,
12-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Engineering Record
National Park Service
Department of the Interior
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HISTORIC AMERICAN ENGINEERING RECORD

FRANKLIN MANUFACTURING COMPANY:
WAVERLEY MILL

DATE: 1857

LOCATION: Van Houten and Mill Streets
Paterson, New Jersey

DESIGNED BY: Unknown

OWNER: No longer extant, destroyed 1983

SIGNIFICANCE: The Waverley Mill was one of a number of buildings owned by the Franklin Manufacturing Company, and was used for bleaching, dying, and printing cotton fabrics. The mill was praised, at the time it was built, for its spaciousness and openness.

TRANSMITTED BY: Monica E. Hawley, Historian, 1983

WAVERLY MILL LOT

The following is the result of a deed search done at the time of the survey.

"Beginning...at a nail driven in a crevice in the rock lying on the north side of the raceway leading from the main race to the Mallory Mill, being the southeast corner of the Mallory Mill Lot, - being one hundred feet distant easterly on a line parallel with Boudinot Street race from an iron pin driven for the southwest corner of the Mallory lot which said iron pin -the northeast corner of the Patent Arms building is fifty-four feet six inches distant on a course north 55 degrees and fourty minutes west and the southeast corner of the said Patent Arms building is distant 93 feet 6 inches on a course south 2 degrees and five minutes west and turning from the southeast corner of the aforesaid Mallory Mill Lot easterly on a course parallel with the main canal along Boudinot St., 94 feet to an iron pin (2) northerly at right angles for the first line about 287 feet to the Passaic River, (3) thence along the River westerly to a point where a line drawn parallel with the second line would intersect said river (4) then southerly parallel with the second course about 255 feet to the place of beginning."

Passaic Deeds B (misc.)-156

The Waverly Mill lot remained unoccupied until 1853 when David G. Scott, a manufacturer of printed flannels and principal of the Franklin Manufacturing Company, leased the land from the S.U.M. together with the rights to 288 square inches of water.¹ He constructed a mill between 1853 and 1855 to meet the demand for his printed cantons. This building burned down in 1857, and was replaced by a larger mill which Trumbull describes as "combining architectural elegance with convenience and capaciousness. It is the largest and most complete establishment of its kind in the United States, and is fitted up with the first description. At these works (the only instance in this country), as many as six friction calenders are run together."² To build this grand manufactory, Scott was forced to buy a small slice of land from the adjoining Paterson Manufacturing Company, on which the eastern wall of the new Waverly Mill rested.³

As with his other properties, Scott sold his leasehold to the Waverly lot to the Franklin Manufacturing Company in 1862.⁴ Included in the transfer were the original right to two square feet of water, plus an additional square foot acquired in May of 1856.⁵ The Franklin Manufacturing Co. continued to use the lot and mill for the production and finishing of cottons, renewing Scott's original lease on the parcel in 1875, with the company agreeing to the Society's stipulation that the plant discharge water into a tailrace constructed between the Passaic and Mallory Mills.⁶

Foreclosed on a \$150,000 mortgage default, the mill passed from the hands of the Franklin Manufacturing Company to Walter Lewis in 1889.⁷ Lewis, representing himself as, "an agent for Lewis Brothers, dry goods commission merchants," transferred the Waverly Mill to the firm that same year, and they sold the lease to the Lyons Silk Company in 1890, complete with the original 288 square inches of water, and an additional 144 square inches of contingent water, water drawn after a specified amount has been supplied by the S.U.M.⁸ Lyons Silk sold the leasehold and water to the Hitchcock Meding Manufacturing Company in 1893,⁹ who sold it to Walter M. Gallant the following year.¹⁰ James Thayer, a New Yorker, bought the lease on the Waverly Mill from Gallant in 1898,¹¹ a few months after Gallant again renewed the original lease with the S.U.M.¹²

Thayer sold the lease to the N. J. General Security Company, a consortium of wealthy Paterson and New York bankers and financiers, and a holding company of many Paterson mills in the first two decades of the twentieth century, in 1904.¹³ By this time, the contingent 144 square inches of water lease had expired. With the N. J. General Securities failure to renew the Waverly lease, and its term lapsing in 1919, the Waverly Mill returned to its lessor, the SUM.

Footnotes: Waverly Mill

1. Passaic, B-156, misc.
2. Trumbull, p. 330
3. I-2, p. 603
4. I-2, p. 603
5. Z 361
6. S-6, p. 454
7. M-9, p. 93
8. A-10, p. 1
9. E-11, 247
10. T-11, 428
11. P-13, 277
12. L-16, 186
13. L-16, 173

Inventories

January 12, 1886; Passaic Co. Mortgages, Book B-3, p. 247.
(Franklin Manufacturing Co.)

January 12, 1886; Ibid., p. 228
(Franklin Manufacturing Co.)